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PATTON HARRIS RUST & ASSOCIATES  
*A Professional Corporation*

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**M E M O R A N D U M**

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**TO: Ron Mabry, Project Manager  
Oversight Committee**

**FROM: Susan S. Wolford, RLA, AICP**

**CC: Jack Weyant, PHR+A  
Loretta Cummings, WEG  
Joe Babarsky, DC&S**

**RE: Northern Fauquier County Sports Complex Project Update**

**DATE: April 10, 2003**

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The following is an update to the progress of the site development plans for the park:

**Zoning Issues**

- A Special Exception Plat was filed on March 14<sup>th</sup> for an above ground water storage tank and for the sanitary sewer pump station. The public hearing is scheduled for April 24, 2003. (Category 20 Special Exception)

**Site Plans**

- Site Plan will be submitted on April 14, 2003. This will result in a TRC Meeting on May 20<sup>th</sup>. PHR+A will receive County comments at that time.
- Water line layout is preliminary. The plans currently only show the transmission lines until the location of the well(s) is determined and approved by the state. The water storage and treatment facility will be reviewed and approved by the State Health Department.
- Several items have been revised on the plan based on comments received from Larry Miller and his staff.
- Cost estimates of the site development are currently underway.

**Geotechnical Analysis**

- PHR+A drilled several test holes in the existing pond embankment to determine the stability of the embankment. This was requested by the County. Results of the drilling will be available within the next two weeks.

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### **Sanitary Sewer Pump Station**

- PHR+A has met several times with WSA concerning the design and requirements of the sanitary sewer pump station. Initial design requirements were provided to PHR+A, however requests have been made to modify the design to better accommodate the park design and intent.
- A Preliminary Engineering Review (PER) is underway based on design criteria provided by WSA. This report will address estimated flows, a description of the existing system, how the site will tie into that system, and the proposed system design. The PER is submitted to the Health Department and WSA for review.
- Other issues concern the appearance of the pump station area. WSA said they will permit a solid wood fence instead of a chain link fence with barbed wire on top.

### **Architectural**

- Preliminary architectural concepts have been prepared and have been reviewed by Ron Mabry and Larry Miller. Preliminary costs for the various options has been prepared.
- Comments received from the Oversight Committee have been incorporated with various cost elements provided. Additional refinement is underway.
- Further cost estimates of the pool facility is being prepared and will be compared to costs associated with the Vint Hill pool.
- Construction plans for the architectural elements will be prepared once schematic design of the facilities is finalized. The architectural work will require review and permits separate from the site plan review.

### **Environmental Analysis**

- Once the water analysis is completed, a determination will be made if water storage will occur in the pond. If disturbance to the pond edge does occur, this will need to be included in the SPGP application. If dredging to the pond occurs, either for stormwater management needs or water storage needs, this will also be included in the SPGP application.
- The permit package is on hold until a determination is made concerning the pond.

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### **Lighting**

- The site plan submission will include lighting for the roadways and other facilities as well as the field lighting.
- Lighting levels for the fields have been provided in accordance with the recommendations and requirements of the various sports groups. Clanton and Associates has some concern over this, but does not want to jeopardize the County's ability to attract the various sports groups for competition. The higher lighting levels will result in higher installation and maintenance costs.

### **Water Source Study**

- PHR+A has field located the well test sites. This identifies the exact location of the proposed wells and their potential impact to the park layout.
  - One well is located within the right-of-way of the entrance road.
  - One well is located along the edge of the football field.
  - One well is located in the middle of a soccer field.
- It is hoped that the test wells can be drilled within the next week or two. Saturation of the ground has delayed this work effort.

### **Project Schedule**

- The attached spreadsheet shows the current project schedule for the Northern Fauquier County Sports Complex. It shows the schedule anticipated in January 2003 in blue, and the revised schedule in red. Changes to that schedule continue due to the weather conditions and the inability of the drilling rig to get on site.